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**Marshall County's
2016 Pay 2017
Annual Trending Summary**

May 12, 2016

Statistical studies were conducted on each neighborhood in Marshall County to determine if any adjustments were needed for this assessment year to both sold and unsold properties. Sales were used from January 1, 2015 thru December 31, 2015 in the annual adjustment process and their physical characteristics were reviewed to compare with their property record card. Marshall County has a consistent building permit system to allow us to physically inspect all new construction. We use IRMLS to update our physical characteristics on sold and unsold properties. We mail questionnaires to each buyer in an attempt to learn more about any special circumstances pertaining to that sale and in an attempt to update any remodeled properties. The physical characteristic information is analyzed for accuracy to determine if there are systematic errors in the calculations of the values in each neighborhood. Changes which have been found are believed to be unique to the parcel and not present or verifiable in most other parcels in the neighborhood. Pictometry photography is used to assist us in keeping our land use and buildings updated in our CAMA system. We are committed to using as many valid sales as possible. We have also used as many multi-parcel sales as possible and have the tab called "Multi-Parcel Sales" for identification.

Some validation changes were made during the compilation of the 2016 Ratio Study. These four (4) validation changes are identified on the tab name "Validation Changes" for you to review and reconcile. All sold and unsold properties were treated equally and equitably.

Residential land rates were developed for new subdivisions and land rates adjusted in areas where sales indicated a change was needed. Adjustments have been made on parcels that have had a change in land use.

As we have done in previous years, Marshall County has a group (tab) named Jellystone which is the Yogi Bear Campground in West Township. Jellystone has been stratified from West Residential since we feel that these values should not be equalized

with other West Township sales. The market values of these camping lots do not influence other West Township neighborhoods and should stand on their own.

There are some sales in the Residential Improved tab that have agricultural class codes that were used in the study because they have a minimal agricultural use. These sales were determined to primarily have a residential use, and therefore are shown in the study.

The following are notes regarding our Ratio Study:

Residential Improved - Green, Tippecanoe, and Walnut Townships combined study due to lack of sales and similarities in markets.

Residential Vacant - County wide study was conducted due to lack of sales.

Commercial Improved - County wide study was conducted due to lack of sales.

Commercial Vacant - No study due to lack of sales.

Industrial Improved - No study due to lack of sales.

Industrial Vacant - No study due to lack of sales.

Marshall County converted our CAMA and Sales databases in July of 2015. During the import of sales data from one software to another new SDF ID#s were created. On the sales reconciliation report sent by the DLGF many of the same sales are represented more than once with different SDF ID#s. For your convenience, we have attached a copy of the reconciliation report showing clarifying which sale SDF ID# was used in the study and a brief summary indicating which sales are duplicates.

Hopefully this brief narrative will assist you in the review of the Marshall County 2016 Ratio Study. If you have any questions, please contact me at 574-935-8576, debbied@co.marshall.in.us or Peter Paul, Marshall County Deputy at 574-935-8535, petep@co.marshall.in.us.

Respectfully submitted,

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